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CITY OF BOSTON.

City Document No. 18.

REPORT OF THE INSPECTOR OF BUILDINGS FOR THE YEAR 1875.

OFFICE OF THE INSPECTOR OF BUILDINGS,
CITY HALL, January 1, 1876.

To the Honorable the City Council of the City of Boston:—

GENTLEMEN, — In compliance with the requirements of the statute under which this department was formed, I herewith submit a report of its proceedings for the year ending December 31, 1875.

PERMITS.

All persons erecting new or altering old buildings in any part of the city are required by law to first obtain a permit therefor from the Inspector of Buildings.

NUMBER OF PERMITS ISSUED.

For buildings of brick, stone or iron	348
" wooden and frame buildings	709
" repairs, alterations and additions	1,836
Special permits	11
Steam-boilers, engines, ovens and furnaces	75
Notices received of intention to put in heating apparatus	91

BRICK, STONE AND IRON BUILDINGS.

The number of brick, stone and iron buildings for which permits to erect have been issued during the year is 348.

Classified as follows :—

Bakery	1
Bank and Office	1
Boiler and Engine House	2
Brewery	1
Churches	4
Dry House and Engine Houses	2
Dwellings	173
Dwelling and Saloon	1
Dwelling and Storage	1
Dwelling and Masons' Locker	1
Dwelling and Stores	25
Family Hotels and Tenement Houses	30
Family Hotels, Tenement Houses and Stores.	8
Gas Manufacturing	1
Hall and Library	1
Hospital	1
Hospital Kitchen	1
Hospital Wards	3
Hotel	1
Hotel and Office	1
Lumber Shed	1
Manufacturing	1
Mechanical	6
Medical and Surgical Pavilions	2
Mercantile	47
Mercantile and Mechanical	1
Pump House and Stand-pipe	1
Railroad Freight House	1
Schools, Public	3
Stables	11
Storage	5
Stores	3
Store and Office	1
Store, Office and Hall	1
Stores and Workshops	3
Stable and Carriage Shed	1
Workshop	1
 Total	 348

One (1) of these buildings was to be erected in Ward 1 ; eighteen (18) in Ward 2 ; three (3) in Ward 3 ; twenty-four (24) in Ward 4 ; twenty-six (26) in Ward 5 ; nine (9) in Ward 6 ; nine (9) in Ward 7 ; eleven (11) in Ward 8 ;

thirty (30) in Ward 9; twenty-seven (27) in Ward 10; twenty-nine (29) in Ward 11; thirty-two (32) in Ward 12; six (6) in Ward 13; thirty-three (33) in Ward 14; nineteen (19) in Ward 15; thirty-three (33) in Ward 16; eleven (11) in Ward 17; fourteen (14) in Ward 19; nine (9) in Ward 20; two (2) in Ward 21; two (2) in Ward 22. Exhibit A will give this statement in tabular form.

EXHIBIT A.

Showing the whole Number of Brick Buildings in each Ward for which Permits have been issued.

REPORT OF INSPECTOR OF BUILDINGS.

Of these thirty-seven (37) were to be one story in height; eighty-nine (89) two stories; one hundred and nine (109) three stories; ninety (90) four stories; eighteen (18) five stories; and five (5) six stories.

One hundred and eight (108) were to have Mansard roofs; two hundred and twenty-five (225) were to have flat roofs; and fifteen (15) pitch roofs. Exhibit B gives this statement in tabular form.

EXHIBIT B.

WARDS.	NO. OF STORIES.						STYLE OF ROOF.			TOTAL.
	1	2	3	4	5	6	Man.	Flat.	Pitch.	
1.....	...	1	...	...	...	...	1	...	...	1
2.....	2	2	7	5	2	...	...	18	...	18
3.....	1	...	1	1	...	...	...	2	1	3
4.....	1	...	4	16	3	...	...	24	...	24
5.....	1	...	1	17	6	1	1	25	...	26
6.....	4	1	2	2	...	...	5	4	...	9
7.....	...	3	2	4	...	...	1	8	...	9
8.....	...	1	2	2	2	4	1	10	...	11
9.....	1	4	14	10	1	...	10	18	2	30
10.....	1	3	7	12	4	...	...	26	1	27
11.....	3	7	16	3	...	...	22	7	...	29
12.....	5	11	16	...	...	...	13	19	...	32
13.....	...	1	5	...	...	...	...	3	3	6
14.....	5	11	9	8	...	...	17	12	4	33
15.....	2	3	7	7	...	...	3	15	1	19
16.....	8	19	6	...	...	...	9	24	...	33
17.....	2	8	1	...	...	...	8	2	1	11
19.....	...	13	1	...	...	...	14	...	...	14
20.....	1	...	5	3	...	...	2	6	1	9
21.....	...	...	2	...	...	...	...	1	1	2
22.....	...	1	1	...	...	...	1	1	...	2
Totals.....	37	89	109	90	18	5	103	225	15	348

WOOD AND FRAME BUILDINGS.

The number of wood and frame buildings for which permits to erect have been issued is 709.

Classified as follows :—

Bath-House	.	.	.	.	.	.	1
Boiler and Engine House	.	.	.	.	.	.	1
Carriage Shed	.	.	.	.	.	.	1
Cattle Sheds	.	.	.	.	.	.	2
Chapel	.	.	.	.	.	.	1
Charitable Institutions	.	.	.	.	.	.	4
Church and Private School	.	.	.	.	.	.	1
Coal Sheds and Lumber Sheds	.	.	.	.	.	.	8
Coal Shed and Office	.	.	.	.	.	.	1
Dwellings	.	.	.	.	.	.	450
Dwellings and Stores	.	.	.	.	.	.	31
Engine Houses	.	.	.	.	.	.	2
Foundry	.	.	.	.	.	.	1
Foundry and Storage	.	.	.	.	.	.	1
Greenhouses	.	.	.	.	.	.	3
Grist Mill and Storage	.	.	.	.	.	.	1
Hall and Store	.	.	.	.	.	.	1
Hall and Workshop	.	.	.	.	.	.	1
Ice House	.	.	.	.	.	.	1
Laundries	.	.	.	.	.	.	2
Manufacturing	.	.	.	.	.	.	7
Mechanical	.	.	.	.	.	.	5
Mechanical and Manufacturing	.	.	.	.	.	.	1
Mechanical Sheds	.	.	.	.	.	.	2
Offices	.	.	.	.	.	.	7
Office and Storage	.	.	.	.	.	.	1
Planing and Saw Mills	.	.	.	.	.	.	2
Railroad Stations and Freight Houses	.	.	.	.	.	.	5
Railroad Station Shed	.	.	.	.	.	.	1
Restaurant	.	.	.	.	.	.	1
School House, Public	.	.	.	.	.	.	1
Stables	.	.	.	.	.	.	100
Stables and Wagon Sheds	.	.	.	.	.	.	2
Stable, Workshop and Storage	.	.	.	.	.	.	1
Storage	.	.	.	.	.	.	14
Storage Sheds	.	.	.	.	.	.	2
Storage and Stables	.	.	.	.	.	.	2
Storage and Workshop	.	.	.	.	.	.	1
Stores	.	.	.	.	.	.	7
Wagon Sheds	.	.	.	.	.	.	4

Wagon Shed and Storage	1
Workshops	27
Workshop and Stable	1
Total	709

Sixty-two (62) of these buildings were to be erected in Ward 1; one (1) in Ward 3; one (1) in Ward 6; twenty-six (26) in Ward 7; two (2) in Ward 10; fifty-four (54) in Ward 12; twenty-six (26) in Ward 13; seventy-nine (79) in Ward 14; eighty-three (83) in Ward 15; one hundred and thirty-six (136) in Ward 16; ninety-nine (99) in Ward 17; eighty (80) in Ward 19; seventeen (17) in Ward 20; nineteen (19) in Ward 21; twenty-four (24) in Ward 22. Exhibit C gives this statement in tabular form.

EXHIBIT C.

Showing the whole Number of Wooden and Frame Buildings in each Ward for which Permits have been issued.

REPORT OF INSPECTOR OF BUILDINGS.

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EXHIBIT C—Continued.

Of these buildings two hundred and eleven (211) were to be one story in height; four hundred and six (406) two stories; and ninety-two (92) three stories.

One hundred sixty-two (162) were to have Mansard roofs; one hundred eighty-six (186) flat roofs; three hundred thirteen (313) pitch roofs; and forty-eight (48) hip roofs. Exhibit D gives this statement in tabular form.

EXHIBIT D.

WARDS.	NO. OF STORIES.			STYLE OF ROOF.				TOTAL.
	1	2	3	Man.	Flat.	Pitch.	Hip.	
1	27	32	3	27	13	21	1	62
3	1	...	...	...	...	1	...	1
6	1	...	...	...	...	1	...	1
7	9	7	10	7	14	5	...	26
10	2	...	...	...	2	..	..	2
12	15	26	13	21	26	7	..	54
13	3	17	6	7	12	6	1	2
14	17	58	4	27	10	34	8	79
15	29	41	13	30	27	26	..	83
16	30	105	1	16	11	79	30	136
17	25	71	3	6	7	79	7	99
19	34	39	7	21	10	48	1	80
20	5	4	8	..	17	..	..	17
21	6	1	12	..	15	4	..	19
22	7	5	12	..	22	2	..	24
Total	211	406	92	162	186	313	48	709

SPECIAL PERMITS.

Under the provisions of Chapter 280 of the Laws of 1872, special permits have been issued for the erection of eleven wooden sheds for the following purposes :—

Coal Sheds	.	.	.	.	.	.	2
Depot for Ferry Accommodation	.	.	.	.	.	.	1
Office	.	.	.	.	.	.	1
Packing Fish	.	.	.	.	.	.	1
Shipping Shed	.	.	.	.	.	.	1
Stone Cutting	.	.	.	.	.	.	1
Storage of Iron and Lime	.	.	.	.	.	.	1
Storage of Lime and Cement	.	.	.	.	.	.	1
Storage of Locomotives	.	.	.	.	.	.	1
Storage of Lumber	.	.	.	.	.	.	1
<hr/>							
Total	.	.	.	.	.	.	11

They were to be erected in the following Wards :—

Ward 2	.	.	.	.	.	.	2
“ 5	.	.	.	.	.	.	5
“ 10	.	.	.	.	.	.	2
“ 15	.	.	.	.	.	.	2
<hr/>							
Total							11

STEAM ENGINES, OVENS AND FURNACES.

The number of permits issued during the year, under the provisions of Section 18, Chapter 371, Laws of 1872, to set steam-boilers and engines and to build ovens and furnaces, is as follows :—

STEAM BOILERS AND ENGINES.

Steam-boilers	.	.	.	.	.	16
Steam-boilers and engines	.	.	.	.	.	38
Hot-air engine	.	.	.	.	.	1
<hr/>						
Total						55

OVENS.

Baker's ovens	.	.	.	.	.	10
Drying oven	.	.	.	.	.	1
Japanning oven	.	.	.	.	.	1
Kiln	.	.	.	.	.	1
Heating oven	.	.	.	.	.	1
<hr/>						
Total						14

FURNACES.

Portable iron furnaces.	4
Brick furnace	1
Brick forge	1
Total	6

FURNACES AND OTHER HEATING APPARATUS.

The number of notices received during the year of intention to set furnaces and other heating apparatus is 91.

REPAIRS, ALTERATIONS AND ADDITIONS.

The number of buildings for which permits have been issued to have repairs and alterations made upon them, and to have additions built to them, is 1,836.

The nature of the repairs, alterations and additions is as follows:—

Additions taken down and rebuilt	.	.	16
Bay-windows built	.	.	48
Brick additions	.	.	70
Buildings increased in height one story	.	.	66
Buildings increased in height two stories	.	.	7
Buildings raised to grade	.	.	37
Buildings remodelled for business purposes	.	.	5
Buildings remodelled for dwelling purposes	.	.	48
Change of location	.	.	216
Doorways cut in external walls	.	.	79
Doorways cut in party walls	.	.	62
Foundations built	.	.	47
Foundations repaired	.	.	104
General repairs	.	.	24
Lower story in buildings altered to store purposes	.	.	82
Repairs upon buildings damaged by fire	.	.	67
Roofs altered to Mansard	.	.	48
Roofs altered to flat	.	.	70
Wooden additions	.	.	140
Windows cut in external walls	.	.	97
Sundries	.	.	870
Total	.	.	2,203

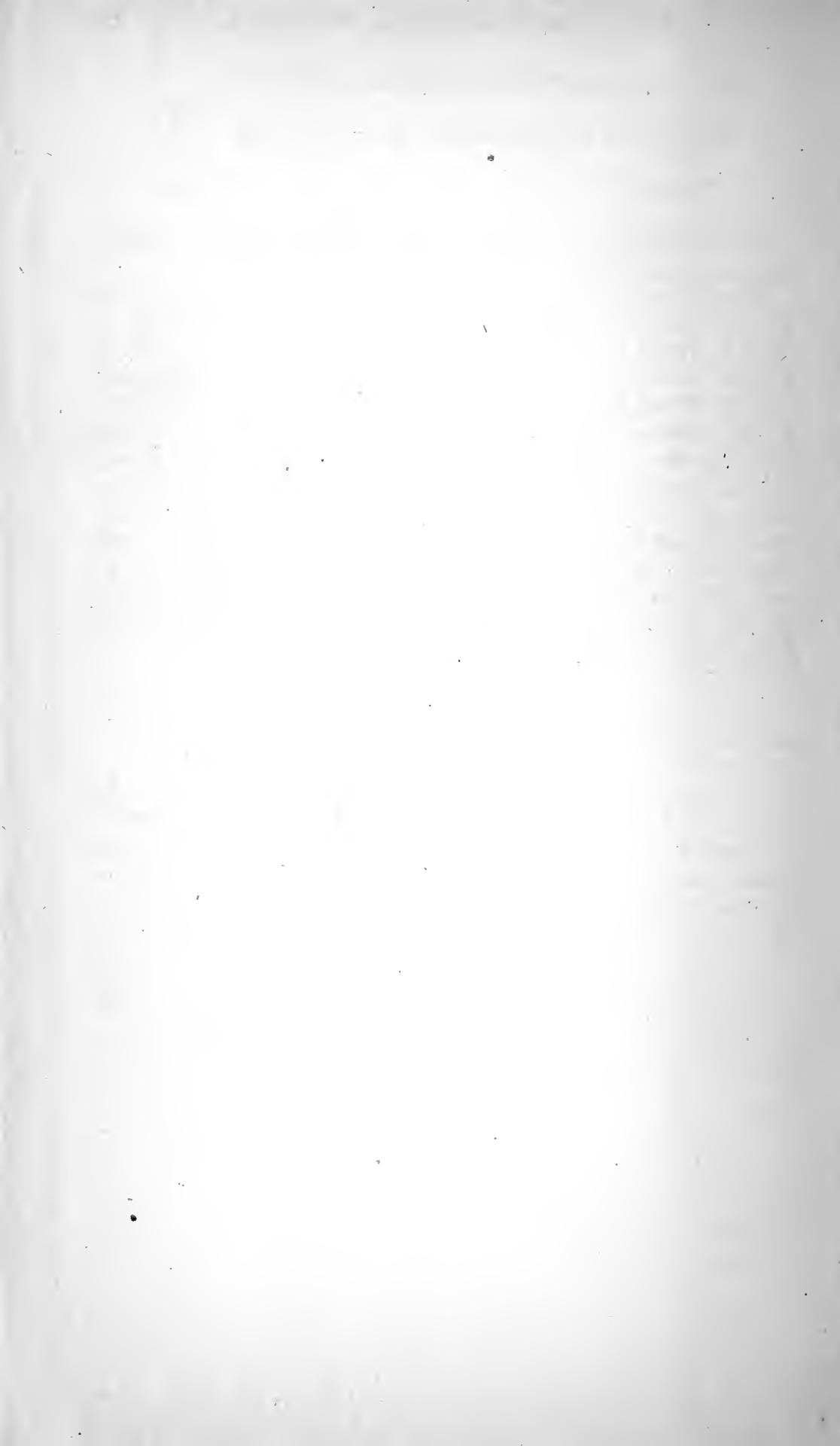
Classified as follows : —

Buildings upon which repairs have been made 319

RECAPITULATION.

Showing the whole number of Buildings in each Ward for which Permits have been issued.

WARDS.	Permits issued.																			TOTALS.	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
Bakery																				1	
Bank and Office																				1	
Bath House																				1	
Better and Eighth Streets																				1	
Brewery																				1	
Carriage Sheds																				2	
Cattle Sheds																				9	
Closets																				1	
Charitable Institutions																				1	
Choirs																				1	
Church and Private School																				1	
Coal Sheds and Locomotive Sheds																				1	
Coal Stand and Office																				1	
Dry Goods and Clothier House																				9	
Dwellings	32	7	3	3	4	2	10	2	20	2	22	25	24	6	21	20	14	8	12	22	92
Dwelling and Kitchen																				2	
Dwelling and Master's Kitchen																				2	
Dwelling and Store																				2	
Dwelling and Storage																				16	
Engines House																				1	
Family Hotels and Taverns of Various Kinds																				2	
Family Hotels, Taverns, House and Stores																				2	
Fondue																				1	
Fondue and Storage																				1	
Gas Manufacturing																				1	
Greenhouses																				2	
Grist Mill and Storage																				2	
Hall and Library																				1	
Hall and Store																				1	
Hall and Work Shop																				1	
Hospitals																				1	
Hospital Kitchens																				1	
Hospital Wards																				1	
Hotels																				1	
Hotel and Office																				1	
Ice House																				1	
Laundry																				2	
Manufacturing																				2	
Mechanical																				5	
Mechanical and Manufacturing																				12	
Mechanical Sheds																				2	
Medical and Surgical Institutions																				2	
Mercantile																				2	
Mercantile and Mechanical																				42	
Offices																				1	
Offices and Bridges																				7	
Fishing and Saw Mills																				1	
Prop. House and Garage																				2	
Railroad Station and Freight House																				1	
Railroad Station Shed																				1	
Restaurants																				1	
Select House, Public																				1	
Sheds																				6	
Sheds and Wagons Used																				2	
Sheds, Workshops and Storage																				1	
Storage																				10	
Storage Sheds																				1	
Storage and Stable																				2	
Storage and Workshop																				5	
Stores																				1	
Stores and Office																				1	
Stores and Workshops																				1	
Wagon Sheds																				5	
Wagon Pitch and Sheds																				1	
Workshops																				10	
Workshops and Stable																				1	
Habors and Cargoes Used																				1	
Total	3	13	19	—	2	1	24	26	9	1	26	11	11	30	27	1	20	11	11	1,017	



Buildings upon which alterations have been made	1,099
Buildings to which additions have been built	418
Total	1,836

The estimated cost of these alterations, repairs and additions, is \$1,410,518.

Ninety-six (96) of these buildings were located in Ward 1; one hundred and sixty-two (162) in Ward 2; sixty-four (64) in Ward 3: one hundred and sixty-six (166) in Ward 4; one hundred and sixteen (116) in Ward 5; forty-two (42) in Ward 6; one hundred and seventeen (117) in Ward 7; fifty-eight (58) in Ward 8; twenty-nine (29) in Ward 9; thirty-five (35) in Ward 10; forty-eight (48) in Ward 11; one hundred and twenty-three (123) in Ward 12; fifty-three (53) in Ward 13; eighty-two (82) in Ward 14; one hundred and thirty-five (135) in Ward 15; one hundred and twenty-nine (129) in Ward 16; one hundred and twenty-six (126) in Ward 17; seventy-three (73) in Ward 19; fifty-seven (57) in Ward 20; fifty-one (51) in Ward 21; seventy-four (74) in Ward 22.

EXHIBIT E.

	W A R D S.																						Totals
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	19	20	21	22		
Repairs . .	21	55	14	17	16	3	27	8	5	8	10	29	7	3	22	30	14	4	6	7	13	319	
Additions .	24	12	11	12	7	5	12	5	3	5	10	33	12	31	51	35	56	33	16	22	23	418	
Alterations	51	95	39	137	93	34	78	45	21	22	28	61	34	48	62	64	56	36	35	22	38	1099	
Totals . .	96	162	64	166	116	42	117	58	29	35	48	123	53	82	135	129	126	73	57	51	74	1836	

INSPECTION OF BUILDINGS.

The number of violations, etc., investigated and reported upon, was 346.

This number, however, does not include numerous violations which were removed upon verbal notification by the officers of the department, but those only where, from difficulty of access, or from continued neglect or refusal, it became necessary to take official action.

The following statement exhibits the nature of the violations:—

Boiler-room door unprotected	.	.	.	.	.	1
Boiler-room not fire-proof	.	.	.	.	.	1
Ceiling unprotected by shield	.	.	.	.	.	1
Cellar bottom not concreted	.	.	.	.	.	5
Chimneys built out of plumb	.	.	.	.	.	3
Chimneys supported by wood-work	.	.	.	.	.	3
Columns, no plate under	.	.	.	.	.	1
Combustible roofing material	.	.	.	.	.	3
Defective foundation	.	.	.	.	.	1
Doors of public hall kept closed during occupancy	.	.	.	.	.	1
Dry foundations	.	.	.	.	.	3
Exceeding range	.	.	.	.	.	1
Fire escape, none	.	.	.	.	.	12
Floor headers not hung in stirrup irons	.	.	.	.	.	2
Floor registers not cased	.	.	.	.	.	3
Flues not plastered	.	.	.	.	.	26
Flues, wood-work against	.	.	.	.	.	40
Framing improper	.	.	.	.	.	5
Furnaces improperly set	.	.	.	.	.	1
Hall partitions not built of brick	.	.	.	.	.	3
Hot-air pipes, wood-work against	.	.	.	.	.	3
Improper construction	.	.	.	.	.	11
Insufficient privies	.	.	.	.	.	2
Insufficient ventilation	.	.	.	.	.	2
Leaky roof	.	.	.	.	.	1
Lintels, wooden	.	.	.	.	.	7
Material, poor	.	.	.	.	.	5
No conductors	.	.	.	.	.	3
No foundation	.	.	.	.	.	1
No iron shutters	.	.	.	.	.	8
No doors and iron frame to opening in party wall	.	.	.	.	.	1
No permit	.	.	.	.	.	36
No scuttle and ladder	.	.	.	.	.	8
Openings in party walls	.	.	.	.	.	1
Openings in partition walls	.	.	.	.	.	1
Piles not cut to grade	.	.	.	.	.	1

Scuttles left open	4
Thimbles improperly set	9
Timbers not anchored	10
Timber, small-sized	3
Unprotected hoistways	28
Ventilators covered with combustible material	1
Walls not anchored	14
Walls not coped	41
Walls not corbelled	4
Walls not thick enough	3
Walls not through roof	4
Wooden additions exceeding size	2
Wooden building in building limits	2
Wooden bay-windows	1
Wooden foundation	10
Wooden drains	3
 Total	 346

The following cases of violation of the building law have been referred to the City Solicitor for prosecution: —

Building on Northampton street, near Washington street.

The complaint was for erecting a wooden building within the building limits.

Case now pending.

Building No 36 India street.

The complaint was for leaving the trap-doors to the hoist-way open.

Settled by fine.

Building on East Lenox street.

The complaint was for altering a wooden building without having first obtained a permit therefor.

The department was sustained by the Court.

Buildings 56, 58 and 60 North Margin street.

The buildings being tenement houses, the complaint was for constructing wooden drains.

The case is now pending.

Building No. 6 and 8 Custom House street.

The complaint was for leaving the trap-doors to the hoist-way in said building open.

The case is now pending.

Building No. 178 Congress street.

The complaint was for leaving the trap-doors to the hoist-way in said building open.

The case is now pending.

Building 184 Congress street.

The complaint was for leaving the trap-doors to the hoist-way in said building open.

The case is now pending.

Building No. 86 Boylston street.

The complaints were for not coping the walls, and neglecting to provide suitable metallic leaders.

The case was settled by the owners complying with provisions of the building law, in removing the violations, and payment of costs.

UNSAFE BUILDINGS, ETC.

The number of unsafe buildings reported and examined was thirty-four (34) ; unsafe walls, forty-eight (48) ; unsafe cornices, two (2) ; unsafe conductor, one (1) ; unsafe foundations, five (5) ; unsafe floors, one (1) ; unsafe piazzas, two (2) ; unsafe pier, one (1) ; unsafe slate, three (3) ; unsafe tower and spire, one (1) ; unsafe window-cap, one (1) ; unsafe heating apparatus, eight (8) ; dangerous chimneys, three hundred and eighty-six (386) ; defective flues, ten (10).

Exhibit F will show the number secured, etc. : —

E X H I B I T F.

	Secured.	Taken Down.	Rebuilt.	Not Completed.	Total.
Unsafe Buildings	6	15	2	11	34
" Walls	15	3	28	2	48
" Cornice . . . . .	...	...	...	2	2
" Conductor . . . . .	...	...	...	1	1
" Foundation	1	...	2	2	5
" Floors	1	...	...	...	1
" Piazza	1	...	1	...	2
" Pier	1	...	...	...	1
" Slate	3	...	...	...	3
" Tower and Spire ..	...	...	...	1	1
" Window-caps . . .	1	...	...	...	1
" Heating Apparatus	4	...	...	4	8
Dangerous Chimneys	28	4	319	35	386
Defective Flues	9	...	1	...	10
Totals	70	22	353	58	503

RECAPITULATION.

Showing the Number of Violations, Unsafe Buildings, etc., in each Ward.

WARDS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	Total.
Violation of statutes	6	22	2	34	45	7	9	6	19	8	25	6	4	17	24	11	5	13	..	2	..	265	
Violation of ordinance	4	..	..	..	..	..	..	..	..	..	..	11	..	..	..	..	..	..	..	..	..	81
Unsafe buildings . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	34
" walls . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	48
" cornice . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	2
" conductor . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1
" foundation . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	6
" floors . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1
" piazza . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	2
" pier . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1
" slate . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	3
" tower and spire . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1
" window-cap . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1
" heating apparatus . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	8
Dangerous chimneys	4	21	20	42	41	21	21	9	17	23	15	1	1	5	10	..	..	2	20	52	61	386
Defective flues . . . . .	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	10
Totals	16	61	24	91	103	30	45	22	42	33	43	20	5	36	53	32	14	27	22	61	69	849	

FIRE AND ACCIDENT RECORD.

The number of buildings reported as damaged by fire and accident was 308.

The estimated damage was \$223,906.

The probable causes were as follows:—

Boiler furnace, sparks from	.	.	.	.	1
Boys building a fire at the outside of a stable	.	.	.	.	1
Brimstone used in smoking out rats	.	.	.	.	1
Charcoal furnace	.	.	.	.	1
Chemicals, explosion of	.	.	.	.	1
Chimney, sparks from	.	.	.	.	4
" defective	.	.	.	.	1
Coal grate, wood-work near	.	.	.	.	1
Coffee roaster, sparks from	.	.	.	.	1
Cooking range, defective	.	.	.	.	1
Entry lamp, hanging	.	.	.	.	1
Fire-works material, explosion of	.	.	.	.	1
Floor-hearth, defective	.	.	.	.	5
Flues, defective	.	.	.	.	13
" wood-work near	.	.	.	.	2
Friction from main shaft of machinery	.	.	.	.	1
Furnace, combustible material near	.	.	.	.	1
" overheated	.	.	.	.	1
Gas, explosion of	.	.	.	.	1
Gas jet near wood-work	.	.	.	.	1
Gas-pipe, leaky	.	.	.	.	1
Hot-air pipes, defective	.	.	.	.	1
Hot ashes placed in a barrel	.	.	.	.	1
Ice jamb	.	.	.	.	1
Incendiary	.	.	.	.	42
Japan oven, overheated	.	.	.	.	1
Kerosene lamp near clothing	.	.	.	.	1
" explosion of	.	.	.	.	1
" upsetting of	.	.	.	.	5
Lard, upsetting of, upon a stove	.	.	.	.	1
Lantern, accidental falling of upon cotton batting	.	.	.	.	1
Lightning	.	.	.	.	8
Matches, boys playing with	.	.	.	.	5
" careless use of	.	.	.	.	1
" mice among	.	.	.	.	2
" thrown against curtain	.	.	.	.	1
" in waste paper	.	.	.	.	1
Melting furnace, sparks from	.	.	.	.	1
Parafine, upsetting of a kettle of boiling	.	.	.	.	1
Range-pipe near wood-work	.	.	.	.	1

Reverbatory furnace, flames issuing from the door of	· · · · ·	· · · · ·	4
Smoke-pipe, wood-work near	· · · · ·	· · · · ·	1
Smoking of fish	· · · · ·	· · · · ·	1
Soldering furnace, portable	· · · · ·	· · · · ·	1
Soot burning in fire-place	· · · · ·	· · · · ·	1
Sparks from fire heating a kettle of tar	· · · · ·	· · · · ·	1
Spontaneous combustion	· · · · ·	· · · · ·	8
Stoves, overheated	· · · · ·	· · · · ·	9
Stove-pipe, overheated	· · · · ·	· · · · ·	2
Unknown.	· · · · ·	· · · · ·	123
Wood, drying of, under a stove	· · · · ·	· · · · ·	1
Water-pipes, thawing of	· · · · ·	· · · · ·	9
<hr/>			
Total number of probable causes	· · · · ·	· · · · ·	278

EXAMINATIONS.

The daily outside work of this department consists in the constant supervision of all buildings in process of erection or alteration, to see that the same duly conform in their construction and alteration to the provisions of the building law.

The providing of ample means of escape in case of fire, in certain specified classes of buildings.

The inspection of unsafe buildings, dangerous chimneys, defective flues, unsafe heating apparatus, hoistways and elevators, buildings damaged by fire, the proper setting of steam-boilers and engines, the building of furnaces, ovens, etc., the supervision of places of amusement with reference to sufficient egress, compliance with the requisitions of the Board of Health, prosecution through the City Solicitor of violations of the building law, and also attention to special examinations, at the request of outside parties, which are not comprised within the regular work of the office.

The whole number of examinations that have been made during the year is 23,862.

Classified as follows : —

Buildings in process of erection	· · · · ·	· · · · ·	13,825
Buildings in process of alteration	· · · · ·	· · · · ·	7,019
Special examinations	· · · · ·	· · · · ·	1,512
Fire escape	· · · · ·	· · · · ·	71
Ventilation	· · · · ·	· · · · ·	10
Water-closets	· · · · ·	· · · · ·	6
Steam engine and boiler	· · · · ·	· · · · ·	128

Unsafe buildings	93
Dangerous chimneys	374
Defective flues	10
Unsafe heating apparatus	6
Fires	256
Sundry	552
 Total	 23,862

FIRE ESCAPES.

Under the provisions of the building law, fire escapes are required to the following classes of buildings:—

Buildings in which operatives are employed in any of the stories above the second story.

Tenement houses.

Buildings occupied by two or more families on any floor above the second floor from the level of the street.

Hotels, boarding and lodging houses, factories, mill or manufactory.

Offices or workshops, in which persons are employed in any of the stories above the second floor.

All new buildings belonging to any of the above classes are especially examined in regard to their construction with reference to fulfilling the legal requirements in furnishing suitable and ample means of escape in case of fire.

The number, location, arrangement and width of the stairways; the proposed number of occupants or operatives; the proposed use of the building; its proximity with other buildings, and the material of which it is built, all enter into consideration.

Old buildings altered to, or by occupancy brought to be comprised in any of the above classes of buildings requiring fire-escapes are also duly inspected and the necessary means of escape are required the same as if it was a new building.

The number of examinations with special reference to providing means of escape in case of fire, but not including new buildings, was 71. Official action on the part of the department was required in only twelve cases, requisitions being made as follows:—

Iron balconies	8
Iron ladders	3
Iron bridge	1
Permanent stairs or step-ladder	4
Wooden bridge	1
 Total	 17

TENEMENT HOUSES.

Under requisitions from the Board of Health this department has examined nine buildings with reference to water-closets, ventilation, etc.

HOISTWAYS AND ELEVATORS.

The total number of hoistways and elevators which have been examined and reported upon is 162.

All of these hoistways and elevators, in some one or more respects, failed to comply with the provisions of the building law.

Some were without trap-doors, some without railings, some without any protection whatever, and were dangerous to the occupants while in use, and to members of the Fire Department in case of fire.

The owners and occupants were notified either verbally or by letter of their condition, and in a very large majority of cases cheerfully and cordially responded to and complied with the usual requirements relating to them.

The total number of hoistways and elevators which have been made to conform to the requirements of the building law, is 102.

The number uncompleted or in process of completion is 60.
The number of examinations made was 372.

SPECIAL EXAMINATION ON THE CONDITION OF PUBLIC BUILDINGS.

By an order of the City Council, the undersigned was directed to examine all buildings which were occupied either temporarily or permanently by large numbers of persons, with a view to ascertain whether the means of egress from said buildings were safe and sufficient in cases of fire, and submitted a report of his examinations November 4, 1875.

The whole number of buildings examined under the order was 516.

Classified as follows:—

Ninety-one (91) of these buildings were deficient in some one or more respects.

In my report I particularly referred to the practice in some churches with large congregations of filling the aisles with seats, of the use of combustible draperies in church decoration, of the inward swinging of doors, of narrow stairways, of insufficient egress, and of the absence of authority to enforce salutary regulations on certain classes of public buildings. That the absence of this authority may lead at some time, either remote or near, to some public disaster, is undoubtedly true, and while it is impossible to make absolute provision against all contingencies, it is only ordinary prudence to take cognizance of apparent facts, and to make proper provision to ward off impending results.

SPECTATORS' STANDS, JUNE 17TH.

The observance of the centennial anniversary of the battle of Bunker Hill was the means of attracting to the city an unusual number of persons to witness the interesting ceremonies of that occasion.

Exceptional efforts were made along the proposed route of the procession to obtain eligible positions from which to view it, and in many cases, as well known, exorbitant prices were cheerfully paid for their possession.

This desire upon the part of the public for suitable accommodation, induced many parties having or obtaining the control of desirable sites, to erect upon them temporary structures or stands, and, as far as possible, to supply the demand thus created. The importance of their thorough inspection by the officers of this department became immediately apparent, and the entire force was immediately placed upon their examination, and were upon that duty during the entire time of their construction.

As was to be expected under the circumstances, these structures were, in many respects, of insufficient strength and stability for their intended use, and it became necessary, in some instances, to notify the owners, that, if they were not made additionally secure, their occupancy would be prohibited.

It is a source of gratification to know that the events of the day were not marred by any accident occurring from the occupancy of any of these stands which were so hastily put together.

The number of principal stands examined and reported on was 168.

COMPLETED BUILDINGS.

The whole number of brick buildings completed during the year is three hundred and fifty-five, at an estimated cost of eight million three hundred and eight thousand seven hundred dollars (\$8,308,700).

These buildings contain one hundred and sixty-two stores, and are constructed to accommodate six hundred and forty-one families.

The whole number of wood and frame buildings completed during the year is seven hundred and seventy-two (772), containing sixty-four stores, and constructed to accommodate nine hundred and seventy-four families (974). The estimated cost of these completed wooden buildings is two million two hundred and thirty-seven thousand eight hundred and twenty dollars (\$2,237,820).

The number of buildings upon which alterations have been made is eighteen hundred and thirty-six (1,836), at an estimated cost of one million four hundred and ten thousand five hundred and eighteen dollars (\$1,410,518).

	Number of Buildings.	Number of Families.	Number of Stores.	Estimated Cost.
Brick Buildings	355	641	162	\$8,308,700
Wooden Buildings	772	974	64	2,237,820
Alterations	1,836	...	...	1,410,518
Total	2,963	1,615	226	\$11,957,038

Exhibits G and H will give particulars in tabular form.

Appended to this report are notices and short descriptions of buildings of a public character which have been completed during the year.

All of which is respectfully submitted.

OLIVER L. SHAW,
Inspector of Buildings.

THE DORCHESTER METHODIST-EPISCOPAL CHURCH.

Situated on Washington street, near Richmond street.

The church is handsome in appearance, and is substantially constructed, though built entirely of wood. Its dimensions are: Length, 92 feet 6 inches; width, 58 feet; height of spire, 135 feet 4 inches; audience room, $56\frac{1}{2} \times 65$ feet; vestry, $56\frac{1}{2} \times 53$ feet; ladies' parlor, in rear of vestry, $19 \times 19\frac{1}{2}$ feet; two class-rooms, of uniform size, $18\frac{1}{2} \times 18$ feet. In the basement below the vestry are two rooms, used as a kitchen and dining-room, and these have been fitted with all conveniences necessary for the purposes for which they are to be used. The dining-room is 15×25 feet, and is capable of seating eighty persons. Everything about the edifice gives evidence of careful workmanship, and the appointments are almost perfect. The audience-room is capable of seating seven hundred persons, and the vestry about five hundred. The church is finished in black walnut and oak, and the pulpit and railings about it are entirely of black walnut. The prevailing color is a light buff, relieved by trimmings of buff of a darker hue. The panels of the ceiling, ten in number, are of pearl blue, with a diamond centre of buff and gold, very unique in design. There are ten windows, five on each side, with original patterns of stained glass, both elaborate and handsome. Over the pulpit are two circular windows of stained glass, with the chalice and crown and cross. At the opposite end of the church, fronting the pulpit, is a large window also of colored glass, containing four oblong divisions, surmounted by a beautiful rose window with the emblematical dove in the centre.

Architect, A. P. Cotting; builder, Wm. Rawson.

THE NEW MAVERICK CHURCH.

Situated on Central square, at the corner of Liverpool street. This is a two-story building, constructed of brick, with freestone trimmings, in the Gothic style of architecture.

It has a frontage of 102 feet, a depth of 93 feet, and a height of 98 feet; a high Mansard roof, and a tower and spire rising to a height of 150 feet, and a smaller one rising 80 feet. Gables also rise above the walls at the front and on two sides of the edifice.

The basement, which is 13 feet high, is divided by sash partitions into three principal rooms: a vestry and lecture-room, 53×55 feet; a Sunday-school room, 32×35 feet;

a room for the juvenile department of the school, 22×35 feet; a ladies' parlor or Bible-class room, 17×32 feet; all of which are capable of being united at pleasure.

The main auditorium is 78×90 feet in size, and is 38 feet in height, is octagonal in shape, the pews being arranged in semi-circular form, and capable of seating 850 persons. In the front and over a portion of the body of the house, extending half way round the audience-room, is a gallery having sittings for 225 people. The total seating capacity is 1,075.

On each side of the church are large Gothic windows of stained glass, and there is also a large circular window of the same material in front.

The interior is finished in chestnut and black walnut in a very ornate and chaste style.

L. Underwood, architect; A. and J. McLaren, builders.

ENGINE HOUSE No. 22.

This is a two-story, flat roof building, and is located on Dartmouth street, near the Providence Railroad. It has a frontage of 61 feet, a depth of 60 feet, and a height of 33 feet.

It is constructed of brick, with sandstone trimmings. The basement story is finished off for storage purposes; the first story for apparatus-room and stable, and the second story for dormitory, etc. The interior is finished in pine, grained and varnished.

Architect, George A. Clough; masons, Messrs. Stewart, Snow & Foss.

ENGINE HOUSE No. 3.

Situated upon Harrison avenue, corner of Bristol street. This is a three-story building, and is constructed of brick with sandstone trimmings.

The frontage on Harrison avenue is 40 feet, the depth on Bristol street 100 feet, and the height 40 feet. This building is constructed for the purpose of furnishing accommodation for steam fire-engine, hook and ladder, and stable purposes, the first story being portioned off and arranged for that design.

The second story is finished off for dormitories, and the upper story for a workshop. The interior finish consists of pine, grained in imitation of oak, and varnished. The building is heated by steam.

Architect, George A. Clough; masons, Messrs. Bray and Tarbox.

THE QUINCY-STREET PRIMARY SCHOOL-HOUSE.

Situated upon Quincy street, near Blue-hill avenue. It is a two-story brick building, having a high pitch roof. The dimensions are 74 feet front, 57 feet rear, and 80 feet deep, with a height of 36 feet.

There are three entrances, and two stairways of ample width, each story being divided off into four rooms, ventilation being secured by elevated turrets extending high above the roof.

The interior is finished throughout in pine, grained in imitation of oak, and varnished. Accommodations are provided for 450 children. The building is heated by steam.

Architect, George A. Clough; masons, Hussey and Lowe.

THE ROXBURY-STREET PRIMARY SCHOOL-HOUSE.

This building is located upon a lot of land at the corner of Roxbury and King streets. It is built of brick, with sand-stone trimmings, in Gothic character. The dimensions are 82 feet front, 70 feet rear, and is 78 feet in depth, and a total height of 50 feet.

Each story is partitioned off into four rooms, ventilation being secured by the extension of turrets through the roof. The interior is finished in pine, grained and varnished. The building is heated by steam. Accommodations are provided for about 450 children.

George A. Clough, architect; Devine and Fagan, masons.

THE ST. JAMES CHURCH.

This edifice is located on Harrison avenue, near Kneeland street, and is built of brick, with a granite basement and light-colored freestone trimmings. The style of architecture is that of the Romanesque. It has a frontage of 80 feet, a depth of 171 feet, and a height of 83 feet.

The foundation rests upon a bed of concrete 4 feet deep and 5 feet wide. Two towers flank the front of the edifice, each 22 feet square.

The basement walls are 34 inches thick, the side walls are 28 inches, and the clere-story walls 16 inches thick.

The clere-story walls are supported by brick and stone arches, springing from Scotch granite pillars, each pillar having a diameter of 20 inches.

The basement story has a height of 12 feet in the clear; its auditorium being finished in ash, and is capable of seating 1,800 children.

The main auditorium is 8 feet above the level of the sidewalk, and has three principal entrances, over which are an equal number of niches, recessed in the wall, and supplied with statuary.

The nave is 45 feet wide and 125 feet long and 65 feet high.

The aisles are 15 feet wide and 28 feet high. The chancel is 76 feet wide and 29 feet deep.

The interior walls are plastered, the ceiling sheathed with pine, richly and heavily panelled, and delicately frescoed.

Light is obtained by windows in the triforium and along the aisles below, and by rose windows in front and rear.

Accommodations are provided for 1,500 persons.

The building is heated by steam.

P. C. Keely, architect; Patrick Treanor, mason.

THE NEW PAINÉ MEMORIAL BUILDING, ON APPLETON STREET.

It combines various orders of architecture, ancient and modern. Facing on Appleton street, the structure has a lateral frontage of 55 feet, and in depth it is 100 feet, the foundation being block granite laid upon firm piling. The walls are of brick, 28 inches thick at the base, 100 feet high, and 20 inches thick at the top, the trimmings being of white, drab and brown stone.

The interior of the building provides for two stores upon the first floor. The main entrance has a vestibule, and has an iron floor and iron doors, the latter leading directly to a lecture room 16 feet high and 50 by 50 in lateral size. This hall is in the centre of the building, a box office, drawing-rooms, janitor's rooms and closets being in front, while in the rear are ante-rooms and an entrance or exit staircase for private use. A mezzanine or intermediate floor divides the front, and directly over the rooms just mentioned is a fine suite, including toilet, retiring and sitting rooms, which, together with these immediately beneath, form the front of the second story. A wide staircase leads from the second to the third story, or "Paine hall," which is 70 by 50 feet in lateral size, is lofty, and has a gallery in front with a capacity for 200 seats. At the rear end of this hall are ante-rooms, and the same facilities for ingress and egress given to the lower hall. On the same plane with this floor, and in front, are two large drawing-rooms for ladies, separated from two gentlemen's rooms above by a mezzanine floor. Another flight of stairs leads to the fourth and last

floor, which is divided lengthwise through the centre, one side being intended for a banquet hall, with an ante-room in front and a kitchen in the rear, while the other side is fitted up as a composing-room for the Investigator, with an editorial-room adjacent thereto, a rear stairway leading to the basement floor. The inside finish of the building, with the exception of the fourth story, is all western ash, which by its richness pleases the eye and gives a substantial appearance to each room. About 20 feet of the roof, front and rear, is mansard, separated by deck-roof in the centre. Each story is well lighted ; the entire building is heated by steam. Architect, A. P. Brown ; mason, S. I. Acken.

THE NEW OLD SOUTH.

The whole group of buildings occupies a frontage of 90 feet on Dartmouth and 200 feet on Boylston street. Of this latter frontage, 25 feet are taken up by the parsonage, 34 by the chapel, and the remainder by the church proper. This is cruciform in plan, with a total length of about 128 feet, and a breadth in the transepts of 90. The walls are of Roxbury stone, with dressings of Connecticut and Ohio sandstone. Longmeadow stone is also used, especially in the belfry of the tower. The tower is 28 by 25 feet at the base. The stone-work is carried up to the height of 212 feet from the ground ; the ridge of the slated roof is 230 feet, and the metal crest and finial make the total height about 248 feet.

In the base of the tower is the main doorway of the church and chapel. At the side of this is a deeply recessed porch of three arches. There are two other porches covering entrances at the two corners on Dartmouth street. At the height of the capitals of the porch piers, which is also the level of the sills of the windows, a band of stone carving runs around the church, with natural foliage and occasional figures of animals. Higher up in the walls another carved band is carried round, but with a more conventional treatment.

The roof is covered with red and black slates, and at the centre is a square lantern of copper, rising 40 feet above the ridge of the roof, pierced with 12 windows and covered with a domed roof.

On the interior the side walls are about 50 feet high. The roof is of low pitch, framed with tie-beam trusses of simple construction, with curved braces above and below the tie-beam. Four diagonal braces, springing from the intersection of the arms of the cross, carry the lantern above men-

tioned, of which the 12 windows, being about 80 feet above the floor of the church, diffuse an agreeable light through the upper portion of the interior. The principal windows are filled with stained glass, with figure subjects on a ground of grissaille, furnished by the London house of Heaton, Butler and Bayne.

The wood-finish of the interior is of cherry, including the pulpit and pews. The walls are wainscoted to the height of 8 feet, the panelling being surmounted by a frieze of moulded plaster, representing various forms of leafage and fruit. The walls above are finished in plaster in the usual way, tinted in low tones of gray and olive, with decorated bands of color here and there, the space under the bearing arches of the three great windows being filled in with diaper work on a gold ground.

The roof trusses, which like all the framing is of Southern pine, all rest on strong piers of brick and stone projecting into the church, and the circular braces below the tie-beams spring from the capitals of red freestone shafts which are carried on the faces of these piers.

At the west end of the church the main entrance is through six arches, forming a screen, and supporting the front of the organ-loft. This screen is of face stone, and is the most richly decorated piece of detail in the church, excepting perhaps two arched panels of Venetian Mosaic in the heads of the two doorways on either side the pulpit.

The masonry of the church was by I. C. Cooper; the free-stone-work by Clement and Creesy; the carpentry by Clement and Creesy and B. D. Whitcomb. The architects were Cummings and Sears.

THE CHURCH OF THE HOLY TRINITY.

This edifice is situated on Shawmut avenue, at the corner of Lucas street, and is built in the modern Gothic style of architecture, having a frontage of 75 feet, and a depth of 151 feet 6 inches, and a total height of 83 feet.

It is built of dressed Roxbury stone, laid in broken ashlar, with granite stone trimmings.

The tower is 24 feet square, 100 feet high, and is surmounted by a spire 135 feet high, making the total height of tower and spire 235 feet from the level of the sidewalk.

The basement is finished off for school purposes; has a height of 13 feet in the clear, and affords a seating capacity for 1,100 persons.

The nave of the church is 40 feet wide, 112 feet long, 60

feet high, and is divided into eight bays, by handsomely ornamented pillars and moulded arches.

The chancel is 72 feet wide and 32 feet deep. The aisles are 16 feet wide and 36 feet high.

A commodious gallery for the accommodation of the choir is located at the front of the church.

The interior is finished off in an expensive and elaborate style, the ceiling being handsomely groined with heavily moulded ribs and arches, and walls and ceilings are frescoed in an appropriate and artistic manner. The wood-work is finished in black walnut and ash.

The seating capacity is estimated at 1,450 sittings.

This building has been constructed in the most thorough manner, and is considered one of the most substantial buildings in the city.

Architect, P. C. Keely ; mason, Patrick Treanor.

THE TABERNACLE BAPTIST CHURCH.

Situated on Shawmut avenue, at the corner of Madison street. This is a one-story brick building, with a hip roof, having a frontage of 70 feet, and a depth of 75 feet. The height of enclosing walls is 26 feet, and the total height of building is 62 feet.

The basement has a height of 13 feet, and is divided by sash partitions into three principal rooms, two of which are used for the Sunday-school, the other for church meetings, etc., and these three rooms are capable of being united at pleasure.

The principal audience-room is 67 \times 72 feet in size; with a height of 54 feet, affording a seating capacity for about 800 people.

The pews in the centre of the church are arranged in the usual form, that of fronting the pulpit; but those on the sides are placed so as to front the centre of the house. This disposition of them was made for the purpose of increasing, as far as practicable, the seating capacity of the edifice.

The roof is framed by a tie-band, in the form of an octagon, extending around its base, four sides of which rest upon the walls, the other four sides cutting the corners, and from each of these angles there rises a principal rafter connecting with a straining beam, also octagonal, and thus forming a base to an octagonal clere-story, which in its turn supports another octagonal tie holding the upper section of the roof, which rises to a point and forms an octagonal pyramid, surmounted by a cross.

The clere-story is finished in the form of timber construction. The ceiling is sheathed with matched spruce, and with the hard-pine framing is finished with shellac. A border in colors is carried around each panel.

The acoustic properties are reported as very satisfactory.

The foundation and basement of this building were built about two years ago, under the supervision of the pastor, Rev. D. C. Eddy.

The superstructure was erected in accordance with the plans of J. B. Samuels and F. F. Hamilton, architects; Mr. H. W. Howe, was the mason.

THE THETFORD AVENUE PRIMARY SCHOOL-HOUSE.

Situated upon Thetford avenue, at the corner of Evans street. This is a two-story pitch roof building.

It has a frontage of 33 feet, a rear of 58 feet, a depth of 72 feet, and a height of 55 feet.

Each story is divided into two rooms, and finished in pine, grained and varnished.

Accommodations are provided for 160 scholars.

The building is heated by steam.

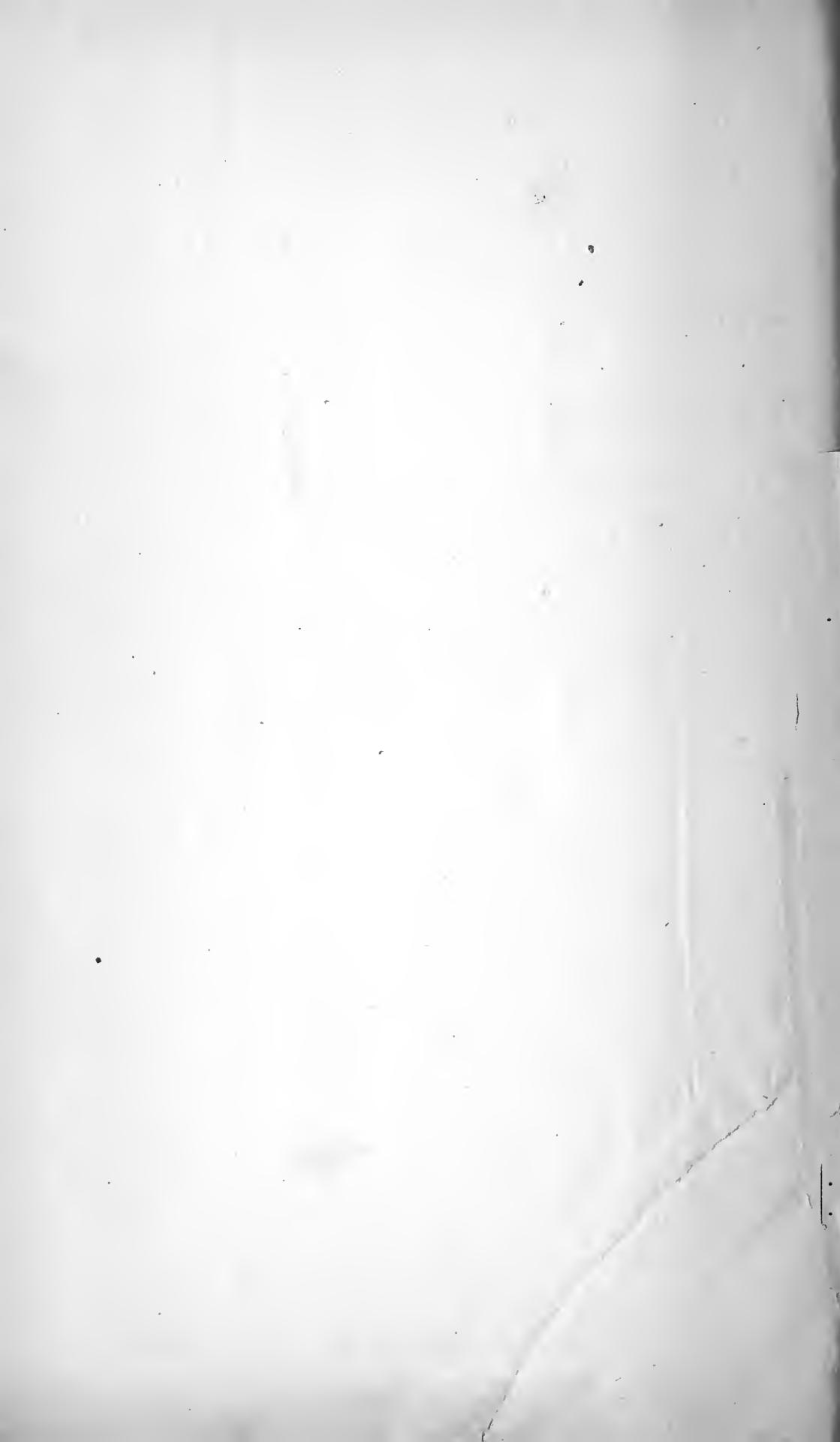
Architect, G. A. Clough; builder, B. F. Flanders:



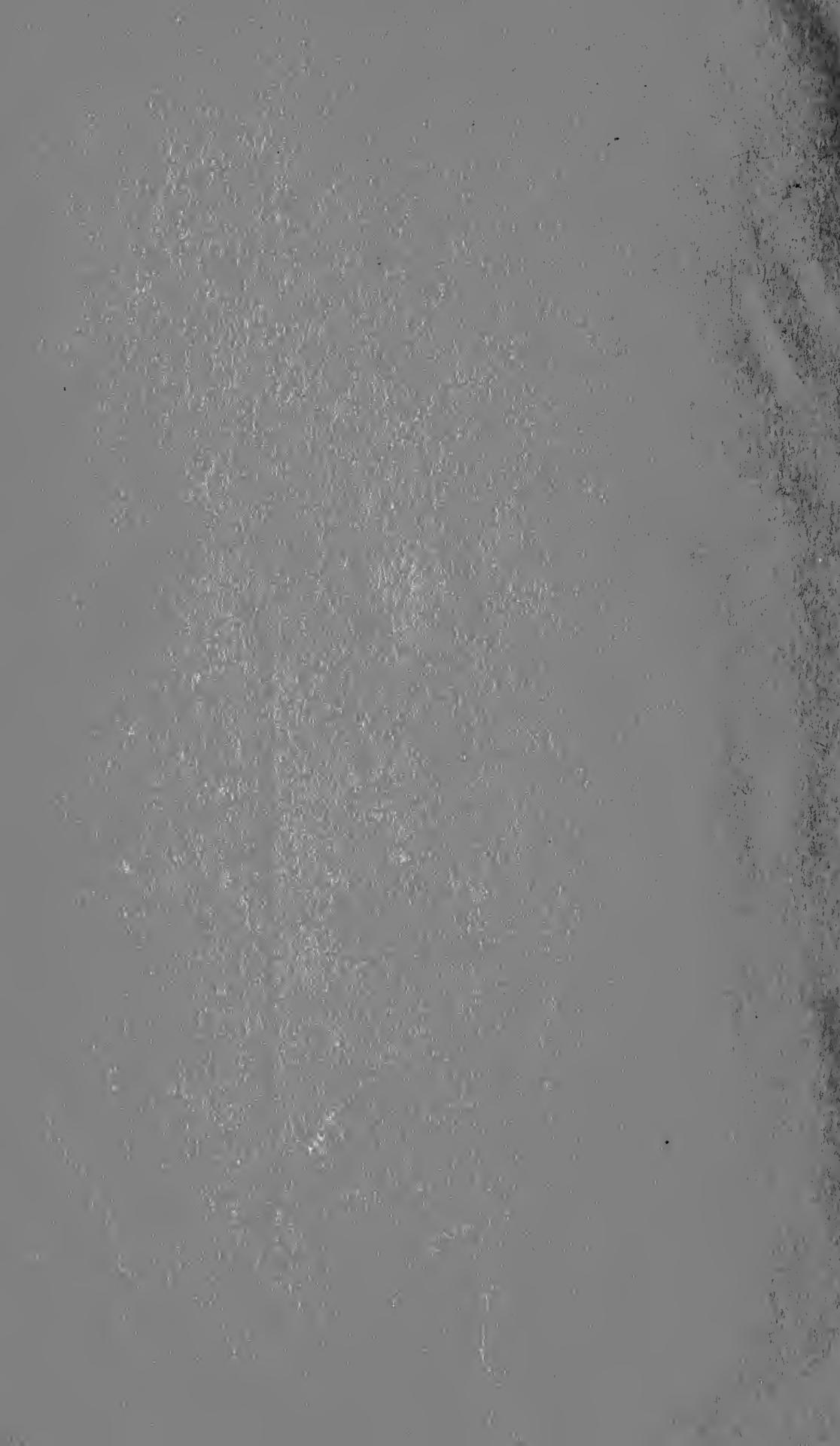
EXHIBIT

Showing the Number of Brick and Stone Buildings completed during the Year 1875, under Permits issued from this Department, together with the Number of Families accommodated, the Number of Stores finished, and the Estimated Cost of the Buildings without the Land.

RECAPITULATION.









FRAGILE

DO NOT
PHOTOCOPY